

**EXHIBIT B - CONDITIONS OF APPROVAL  
AQUINO/VERIZON DRC2014-00126**

**Approved Development**

1. This approval authorizes the construction and operation of unmanned wireless communications facility consisting of the following improvements:
  - a. Twelve (12) 6 foot tall panel antennas, nine (9) RRHs, and four (4) ray caps to be installed on one (1) new 53' tall monopine. The antennas, and all associated mounting hardware and coaxial cables shall be completely screened from public view and shall be concealed with antenna "socks" of the highest available foliage density. The monopine shall incorporate the highest available branch count density
  - b. Installation of ground-mounted equipment cabinets within a new equipment shelter and a 30kW emergency back-up diesel generator;
  - c. Construction of an 8 foot tall perimeter fence around a 31 foot by 37 foot lease area;
  - d. Associated utility trenching for underground power and fiber lines from an existing power pole located approximately 150 feet south west of the proposed lease area.

**Conditions required to be completed at the time of application for construction permits**

**Site Development**

2. (VR-1) **At the time of application for construction permits**, the applicant shall submit and development shall be consistent with a revised site plan, elevations, and equipment layout plan showing an 8' tall wooden perimeter fence painted a non-reflective earth tone color, instead of the 8' tall chain link fence currently shown on the project plans.

**Stormwater**

3. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMPs, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
4. (VR-2) **At the time of application for construction permits**, the construction drawings shall reflect the following specifications:
  - a. The monopine shall be designed to match the colors and textures of the bark and leaves of the adjacent conifer trees. Realistic bark texture shall run the entire length of the monopine.
  - b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
  - c. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.

- d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
5. (VR-3) **At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the monopine tree exactly as proposed. Plans shall not include generic illustrations of a monopine tree. The drawings shall include elevations and plan views. Once approved, monopine tree plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine tree engineering and architectural plans prior to preparation of the final plans.

#### **Conditions to be completed prior to issuance of construction permits**

##### ***Condition Compliance Coordinator***

6. **Prior to issuance of a construction permit**, a “condition compliance” sheet shall be added to construction plans that include a complete copy of the final conditions of approval for the project.
7. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County’s contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

##### ***Hazards/Hazardous Materials***

8. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

##### ***Aesthetic/ Visual Resources***

9. (VR-4) **Prior to issuance of a construction permit**, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing monopine trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The monopine shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing adjacent conifer trees.

##### ***Air Quality***

10. **Prior to issuance of construction permits**, the applicant shall submit verification from the San Luis Obispo County Air Pollution Control District that the project has received necessary operational permits for the proposed back-up generator.

##### ***Fire Safety***

11. **Prior to issuance of construction permits**, the applicant shall obtain and implement a “Fire Safety Plan” that has been approved by CAL FIRE, and all plans submitted to the

Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

#### **Site Restoration**

12. **Prior to issuance of construction permits**, the applicant shall post a performance agreement and financial instrument with the County in form approved by County Counsel and in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

#### **Conditions to be completed during project construction**

##### **Fire Safety**

13. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

##### **Biological Resources**

14. (BR-1) **During construction**, all pruning if required should be under the direction of the project arborist according to the most current ANSI standards. Remove any branches that could potentially damage equipment.
15. (BR-2) **During construction**, any roots 1" and larger discovered during construction shall be hand excavated and protected from sun and drying while exposed.
16. (BR-3) **During construction**, any work that occurs within the critical root zone shall be approved and monitored by the project arborist.
17. (BR-4) **During construction**, protective fencing shall be placed at the dripline and no storage or materials, parking of vehicles or equipment or other activities shall occur within that protected area without first consulting the project arborist.

#### **Conditions to be completed prior to final building inspection**

18. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
19. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

##### **Aesthetic/Visual Resources**

20. **Prior to final inspection**, the applicant shall paint all visible elements of the facility, including the monopine and equipment shelter, to match colors approved by the Department of Planning and Building.

##### **Explanatory Warning Signs for Occupational Exposures**

21. **Prior to final inspection**, the applicant shall post explanatory warning signs\* to prevent occupational exposures in excess of the FCC guidelines at the site on all sides of the surrounding fencing and antennas such that they would be readily visible from any angle

of approach to persons who might need to work near the antennas. In addition the signs shall inform workers and possible hikers to remain outside the fences or deactivate the site before working within 7 feet of the antennae. (\*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

**Hazardous Materials**

22. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

**Mitigation Monitoring/Condition Compliance**

23. **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

**Fire Safety**

24. **Prior to final inspection**, the applicant shall meet all applicable Cal Fire requirements.

**On-going conditions of approval (valid for the life of the project)**

25. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
26. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
27. All obsolete or unused facilities shall be removed within twelve months of cessation of the applicant's wireless communications operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

**Access**

28. Site access for construction and maintenance shall be from existing roads only. Road improvement shall be the minimum necessary to comply with Cal Fire requirements.

**Aesthetic/Visual Resources**

29. The approved colors and materials (including, but not limited to, the exterior of the monopine) shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.

30. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

**Co-location**

31. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

**Electric and Magnetic Fields**

32. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

**Lighting**

33. No exterior lighting is approved for the project.

**Noise**

34. All facilities shall be operated to ensure noise generated is not audible from adjacent residential parcels.
35. All facilities shall be operated to ensure noise generated is not audible from adjacent residential parcels. Routine testing of the back-up generator shall be restricted to a maximum of 15 minute per week between the hours of 10 am and 1 pm on Monday, Wednesday, or Friday.